076.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,300 / 825,300
					USE VALUE:	825,300 / 825,300
					ASSESSED:	825,300 / 825,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILES JEFFREY R ETAL/ TRUSTEES
Owner 2:	JEFFREY R MILES REVOCABLE TRUS
Owner 3:	ALLYN DULLIGHAN REVOCABLE TRUS
Street 1:	17 BAKER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILES JEFFREY R -
Owner 2:	DULLIGHAN ALLYN E -
Street 1:	17 BAKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 2030 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6794.000	388,600		436,700	825,300
Total Card	0.156	388,600		436,700	825,300
Total Parcel	0.156	388,600		436,700	825,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.47 /Parcel: 406.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48264

GIS Ref

GIS Ref

Insp Date 11/03/16

!6350!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,600	0	6,794.	436,700	825,300		Year end	12/23/2021
2021	101	FV	376,200	0	6,794.	436,700	812,900		Year End Roll	12/10/2020
2020	101	FV	376,300	0	6,794.	436,700	813,000	813,000	Year End Roll	12/18/2019
2019	101	FV	305,600	0	6,794.	405,500	711,100	711,100	Year End Roll	1/3/2019
2018	101	FV	305,600	0	6,794.	405,500	711,100	711,100	Year End Roll	12/20/2017
2017	101	FV	305,600	0	6,794.	355,600	661,200	661,200	Year End Roll	1/3/2017
2016	101	FV	305,600	0	6,794.	324,400	630,000	630,000	Year End	1/4/2016
2015	101	FV	283,500	0	6,794.	287,000	570,500	570,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:45:42

LAST REV

Date	Time
10/09/20	08:51:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6350

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILES JEFFREY R	75623-234	1	9/15/2020	Convenience	1	No	No		
MOUDARRI GEORGE	53106-300		6/30/2009		530,000	No	No		
MOUDARRI GEORGE	30669-346		9/17/1999	Convenience	1	No	No		
	13479-604		6/1/1978		54,000	No	No		Y

USER DEFINED

Prior Id # 1:	48264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2019	360	Re-Roof	11,650	C				
1/22/2016	85	Redo Bas	49,500		1/22/2016			basement reno
11/3/2015	1692	New Wind	3,093					
11/8/2011	1433	Redo Bat	83,350	C				RENO 2ND FLOOR TO
10/15/2010	2135	Manual	1,487					REPL FRT DOOR
7/29/2002	606	Re-Roof	6,460	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2016	Measured	DGM	D Mann
11/3/2016	Permit Visit	DGM	D Mann
6/4/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Measured	345	PATRIOT
10/14/1999	Meas/Inspect	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6794		Sq. Ft.	Site		0	70.	0.92	12									436,673						436,700	

Total AC/HA:	0.15597	Total SF/SM:	6794	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,673	Spl Credit		Total:	436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.98980004
Adj $ / SQ:	146.380
Other Features:	110250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407320
Depreciation:	18737
Depreciated Total:	388583

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

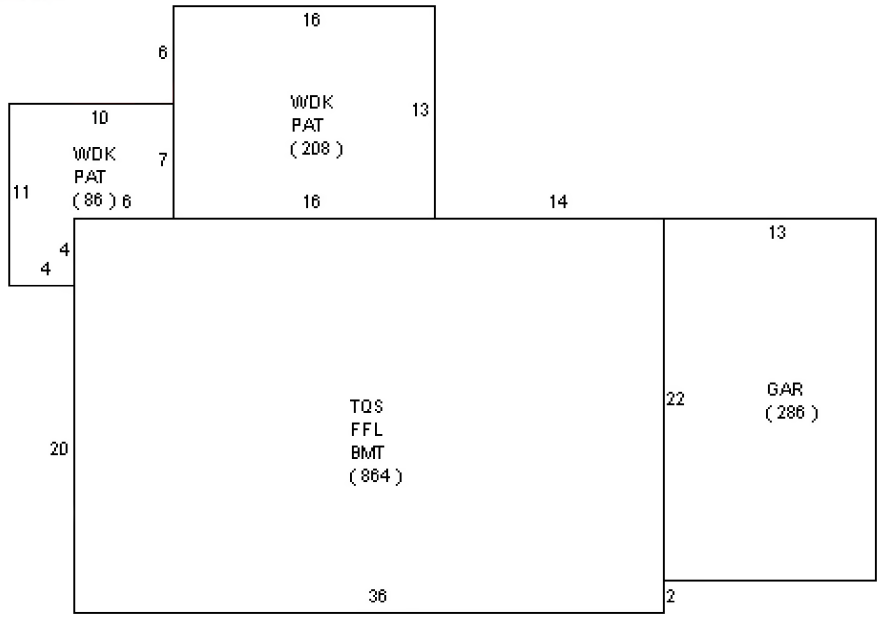
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	146.38
Special Features:	0	Val/Su Net:	119.57
Final Total:	388600	Val/Su SzAd	257.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	75.530	65,260
FFL	First Floor	864	146.380	126,473
TQS	3/4 Story	648	146.380	94,855
PAT	Patio	294	3.490	1,026
WDK	Deck	294	9.310	2,736
GAR	Garage	286	23.500	6,721

	Net Sketched Area:	3,250	Total:	297,071	
Size Ad	1512	Gross Area	3466	FinArea	2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	